

1 BILL NO. R-87-01-05

2 DECLARATORY RESOLUTION NO. R-02-87

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
6 commonly known as 3011 Independence  
Drive, Fort Wayne, Indiana 46808.  
(Avery International Corporation,  
Petitioner.)

7 WHEREAS, Petitioner has duly filed its petition dated  
8 December 19, 1986, to have the following described property  
9 designated and declared an "Economic Revitalization Area" under  
10 Division 6, Article II, Chapter 2 of the Municipal Code of the  
11 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
12 12.1, to-wit:

13 Part of Section 28, Township  
14 31 North, Range 12 East, Allen  
County, Indiana, more particu-  
15 larly described as follows:

16 Beginning at the Southeast corner  
17 of the West Half of the Southeast  
Quarter of Section 28, Township  
18 31 North, Range 12 East, Allen  
County, Indiana; thence West  
19 along the South line of the West  
Half of the Southeast Quarter  
20 of Section 28-31-12, and the  
South line of the East Half of  
21 the Southwest Quarter of Section  
28-31-12, a distance of 1475.0  
22 feet; thence North with a deflection  
angle to the right of 89 degrees  
54 minutes 20 seconds and parallel  
23 to the East line of the West  
Half of the Southeast Quarter  
24 of Section 28-31-12, a distance  
of 701.45 feet; thence East with  
25 a deflection angle to the right  
of 89 degrees 45 minutes 20 seconds  
26 and parallel to the South line  
of Centennial Industrial Park  
27 Section III, as recorded in the  
plat thereof in the Office of  
28 the Recorder of Allen County,  
Indiana, a distance of 155.0  
29 feet; thence North with a deflection  
angle to the left of 89 degrees  
45 minutes 20 seconds and parallel  
30 to the East line of the West  
Half of the Southeast Quarter  
31 of Section 28-31-12, a distance  
of 392.80 feet to the point of  
32 beginning; thence continuing

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2 North along aforementioned line  
3 a distance of 277.20 feet to  
4 a point on the South line of  
5 said Centennial Industrial Park,  
6 Section III; thence East with  
7 a deflection angle to the right  
8 of 89 degrees 45 minutes 20 seconds  
9 along the South line of Centennial  
10 Industrial Park, Section III,  
11 a distance of 880.0 feet; thence  
12 South with a deflection angle  
13 to the right of 90 degrees 14  
14 minutes 40 seconds parallel to  
15 the East line of the West Half  
16 of the Southeast Quarter of Section  
17 28-31-12, a distance of 277.20  
18 feet, thence West with a deflection  
19 angle to the right of 89 degrees  
20 45 minutes 20 seconds parallel  
21 to the North line of Centennial  
22 Industrial Park, Section III,  
23 a distance of 880.0 feet to the  
24 point of beginning, containing  
25 5.60 acres.

26 said property more commonly known as 3011 Independence Drive,  
27 Fort Wayne, Indiana 46808;

28 WHEREAS, it appears that said petition should be pro-  
29 cessed to final determination in accordance with the provisions  
30 of said Division 6.

31 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
32 OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section  
4, below, the property hereinabove described is hereby designated  
and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
12.1. Said designation shall begin upon the effective date of  
the Confirming Resolution referred to in Section 3 of this Resolu-  
tion and shall continue for three (3) years thereafter. Said desig-  
nation shall terminate at the end of that three-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen  
County Assessor;

(b) Said Resolution shall be referred to the Committee  
on Finance and shall also be referred to the De-



2               partment of Economic Development requesting a re-  
3               commendation from said department concerning the  
4               advisability of designating the above designated  
5               area an "Economic Revitalization Area";

6               (c) Common Council shall publish notice in accordance  
7               with I.C. 5-3-1 of the adoption and substance of  
8               this Resolution and setting this designation as an  
9               "Economic Revitalization Area" for public hearing;

10              (d) If this Resolution involves an area that has al-  
11              ready been designated an allocation area under  
12              I.C. 36-7-14-39, then the Resolution shall be re-  
13              ferred to the Fort Wayne Redevelopment Commission  
14              and said designation as an "Economic Revitalization  
15              Area" shall not be finally approved unless said  
16              Commission adopts a resolution approving the peti-  
17              tion.

18              SECTION 3. That, said designation of the hereinabove  
19              described property as an "Economic Revitalization Area" shall  
20              only apply to a deduction of the assessed value of both real  
21              estate and personal property for new manufacturing equipment.

22              SECTION 4. That this Resolution shall be subject to  
23              being confirmed, modified and confirmed or rescinded after public  
24              hearing and receipt by Common Council of the above described re-  
25              commendations and resolution, if applicable.

26              SECTION 5. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is  
27              hereby determined that the deduction from the assessed value of  
28              the real property shall be for a period of ten (10) years.

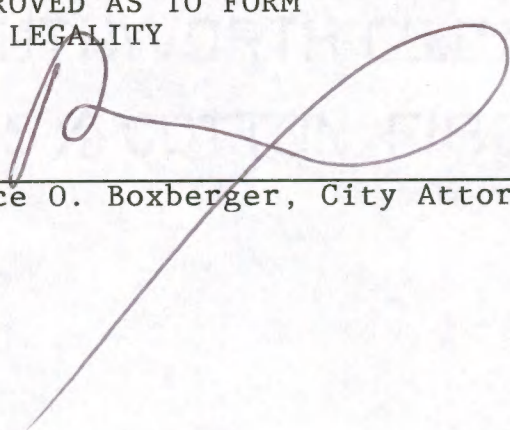
29              SECTION 6. That this Resolution shall be in full force  
30  
31  
32

1 Page Four

2 and effect from and after its passage and any and all necessary  
3 approval by the Mayor.

4  
5   
6 Councilmember

7 APPROVED AS TO FORM  
8 AND LEGALITY

9   
10 Bruce O. Boxberger, City Attorney  
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Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the Cit  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart,  
seconded by Stier, and duly adopted, placed on its  
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 1-12-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 09-02-87

on the 12th day of January, 1987,

ATTEST:

(SEAL)

Sandra E. Kennedy

Mark E. GiaQuinta

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 14th day of January, 1987,  
at the hour of 11:30 o'clock PM M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of January,  
1987, at the hour of 10th o'clock PM M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

RECEIVED  
DEC 19 1986  
ECONOMIC  
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

           Real Estate Improvements  
           Personal Property (New Manufacturing Equipment)  
  X   Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: AVERY INTERNATIONAL CORPORATION

Address of Applicant's Principle Place of Business:

150 N. Orange Grove Blvd

Pasadena, CA 91003

Phone Number of Applicant: (216) 354-7900 ext. 7115

Street Address of Property Seeking Designation:

3011 Independence Drive

Fort Wayne, Indiana 46808

S.I.C. Code of Substantial User of Property: 2641

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u>—</u>
Is the project site within the flood plain?	<u>—</u>	<u>X</u>
Is the project site within the rivergreenway area?	<u>—</u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>X</u>	<u>—</u>
Is the project site within a platted industrial park?	<u>X</u>	<u>—</u>
Is the project site within the designated downtown area?	<u>—</u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u>—</u>	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	<u>—</u>
Will the project have ready access to City Sewer?	<u>X</u>	<u>—</u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>—</u>	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M2

What zoning classification does the project require? M2

What is the nature of the business to be conducted at the project site?

Manufacture pressure sensitive adhesive materials

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

95,000 square foot manufacturing and 10,200 square foot office building

What is the condition of structure(s) listed above? Good

Current assessed value of Real Estate:

Land	<u>\$57,700</u>
Improvements	<u>\$450,000</u>
Total	<u>\$508,500</u>

What was amount of Total Property Taxes owed during the immediate past year? \$2589.32 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

Plant expansion of 40,500 square feet with an additional 15,000 square feet of parking lot.

Cost of Improvements: \$ 1,650,000.00

Development Time Frame:

When will physical aspects of improvements begin? Early 1987

When is completion expected? Late 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$404,010



What was amount of Personal Property Taxes owed during the immediate past year? 31,521.58 for year 1985.  
Give a brief description of new manufacturing equipment to be installed at the project site.

Additional equipment for manufacture of pressure sensitive adhesive materials.

Cost of New Manufacturing Equipment? \$ 7,000,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? Late 1987

When is installation expected to be completed? ~~Early 1990~~  
M10 1988

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 105

How many permanent jobs will be created as a result of this project?  
30

Anticipated time frame for reaching employment level stated above?  
1988

What is the nature of those jobs?

Production, material handling, maintenance, technical and accounting and clerical.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Due to local economy Phase 2 of Centennial Park has not been developed and inducements are necessary to cause development.

In what Township is project site located? Washington

In what Taxing District is project site located? Fort Wayne, Washington



G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Ken Papp - Mgr. International Accounting

216/354-7900 ext. 7115

Jennings Lambeth - Plant Mgr.

219/484-0321

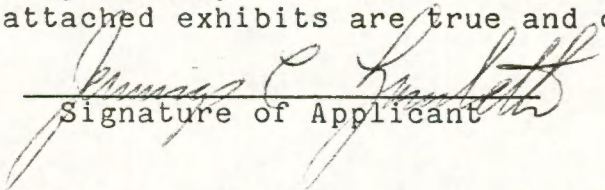
→ Scott Miller - Plant Accounting Mgr.

219/484-0321

Phone Number of Contact Person (\_\_\_\_) \_\_\_\_\_

COPIES → ROB MATT

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

  
Signature of Applicant

\_\_\_\_\_  
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property      See Exhibit A & B.
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

EXHIBIT "A"

Part of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of the West Half of the Southeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence West along the South line of the West Half of the Southeast Quarter of Section 28-31-12, and the South line of the East Half of the Southwest Quarter of Section 28-31-12, a distance of 1475.0 feet; thence North with a deflection angle to the right of 89 degrees 54 minutes 20 seconds and parallel to the East line of the West Half of the Southeast Quarter of Section 28-31-12, a distance of 701.45 feet; thence East with a deflection angle to the right of 89 degrees 45 minutes 20 seconds and parallel to the South line of Centennial Industrial Park Section III, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, a distance of 155.0 feet; thence North with a deflection angle to the left of 89 degrees 45 minutes 20 seconds and parallel to the East line of the West Half of the Southeast Quarter of Section 28-31-12, a distance of 392.80 feet to the point of beginning; thence continuing North along aforementioned line a distance of 277.20 feet to a point on the South line of said Centennial Industrial Park, Section III; thence East with a deflection angle to the right of 89 degrees 45 minutes 20 seconds along the South line of Centennial Industrial Park, Section III, a distance of 880.0 feet; thence South with a deflection angle to the right of 90 degrees 14 minutes 40 seconds parallel to the East line of the West Half of the Southeast Quarter of Section 28-31-12, a distance of 277.20 feet, thence West with a deflection angle to the right of 89 degrees 45 minutes 20 seconds parallel to the North line of Centennial Industrial Park, Section III, a distance of 880.0 feet to the point of beginning, containing 5.60 acres.



## **EXHIBIT "B"**

### **Plan of Construction:**

1. February 1987 - Begin Construction
2. Late 1987 - End Building Construction
3. Mid 1987 - Begin Equipment Installation
4. Mid 1988 - End Equipment Installation - Begin Start-Up
5. Late 1988 - Full Production

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

B-87-01-05

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3011 Independence Drive, Fort Wayne, Indiana 46808. (Avery International Corporation, Petitioner).

EFFECT OF PASSAGE Plant expansion of 40,500 square feet with an additional 15,000 square feet of parking lot. Additional equipment for manufacture of pressure sensitive adhesive materials will be added.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$8,650,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



BILL NO. R-87-01-05

REPORT OF THE COMMITTEE ON FINANCE

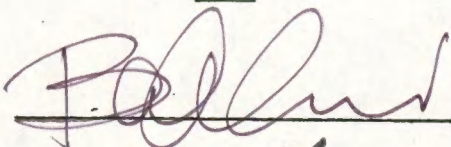
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly  
known as 3011 Independence Drive, Fort Wayne, Indiana 46808  
(Avery International Corporation, Petitioner)

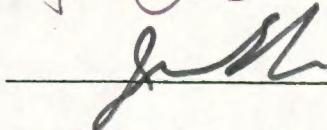
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~  
(RESOLUTION)

YES

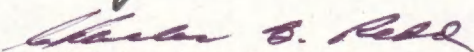
NO



BEN A. EISBART  
CHAIRMAN

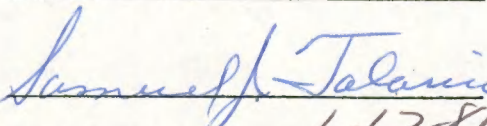


JAMES S. STIER  
VICE CHAIRMAN



CHARLES B. REDD

DONALD J. SCHMIDT



SAMUEL J. TALARICO

CONCURRED IN 1-13-87

SANDRA E. KENNEDY  
CITY CLERK